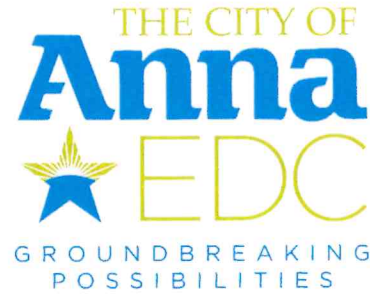
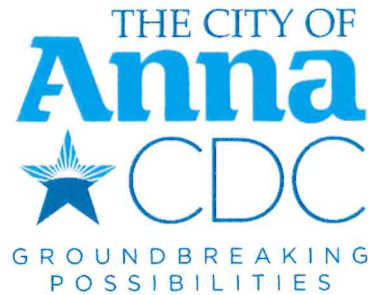


Officers:
Bruce Norwood, President
Nate Pike, Vice-President
Michelle Hawkins, Secretary

Staff:
Bernie Parker, Director of Economic Development
Salena Tittle, Economic Development Manager



Anna Community Development Corporation and Anna Economic Development Corporation Special Called Meeting Minutes

Thursday, June 20, 2024, at 6:00 pm
Anna Municipal Complex, City Council Chambers
120 W. 7th Street, Anna, Texas 75409

The Anna Community Development Corporation and the Anna Economic Development Corporation conducted a Special Called meeting at 6:00 p.m. on Thursday, June 20, 2024, at the Anna Municipal Complex in City Council Chambers, located at 120 W. 7th Street Anna, Texas 75409.

A video recording of the open session portions of the meeting may be viewed online at the City of Anna's website: <https://www.annatexas.gov/962/AgendasMinutes>

CDC and EDC Board Members Present: Nate Pike, Allison Inesta, Michelle Hawkins, Manny Singh, and Lamarr Dillingham. **CDC and EDC Board Members Absent:** Bruce Norwood and Kylee Kelley. **Others Present:** Bernie Parker (Director of Economic Development), Salena Tittle (Economic Development Manager), & Pete Cain (Mayor).

1. **Call to Order, Roll Call, and Establishment of Quorum.**
The meeting was called to order by Board Vice-President Nate Pike at 6:00 p.m.
2. **Invocation and Pledge of Allegiance.**
N/A
3. **Neighbor Comments.**
None.

Michelle Hawkins made a motion to enter into closed session. Allison Inesta seconded the motion. All were in favor. Motion passed. CDC/EDC Board entered closed session at 6:02 p.m.

Nate Pike reconvened the CDC/EDC meeting back into open session at 6:10 p.m.

4. **Consent Agenda.**
N/A

Officers:
Bruce Norwood, President
Nate Pike, Vice-President
Michelle Hawkins, Secretary

Staff:
Bernie Parker, Director of Economic Development
Salena Tittle, Economic Development Manager

5. Individual Consideration.

- a. Consider/Discuss/Action on a Resolution of the Anna Community Development Corporation regarding the approval of and authority to amend the 2023-2024 Fiscal Year Budget. (CDC)

Allison Inesta made a motion to approve a Resolution regarding approval of and authority to amend the 2023-2024 Fiscal Year Budget. Michelle Hawkins seconded the motion. All were in favor. Motion passed.

- b. Consider/Discuss/Action on a Resolution approving a purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman located along or near State Highway 5. (CDC)

Nate Pike made a motion to approve a Resolution for the purchase and sale contract with leasebacks for property owned by Bengal Anna Plaza, LLC, a Texas limited liability company, and Faizur Rahman. Allison Inesta seconded the motion. All were in favor. Motion passed.

6. Director's Report.

N/A

7. Closed Session.

- a. Deliberate regarding the purchase, exchange, lease or value of real property. (Tex. Gov't Code §551.072) possible property acquisition; possible land sale/purchase.
- b. Consult with legal counsel on matters in which the duty of the attorney to the governmental body under the Texas Disciplinary Rules of Professional Conduct of the State Bar of Texas clearly conflicts with Chapter 551 of the Government Code (Tex. Gov't Code §551.071); Grant program; Lease agreement and professional services contract. Pending Contracts.
- c. Discuss or deliberate Economic Development Negotiations: (1) To discuss or deliberate regarding commercial or financial information that the Board of Directors has received from a business prospect that the Board of Directors seeks to have locate, stay, or expand in or near the territory of the City of Anna and with which the Board is conducting economic development negotiations; or,

(2) To deliberate the offer of a financial or other incentive to a business prospect described by subdivision (1). (Tex. Gov't Code §551.087); potential retail and medical projects.

Officers:
Bruce Norwood, President
Nate Pike, Vice-President
Michelle Hawkins, Secretary

Staff:
Bernie Parker, Director of Economic Development
Salena Tittle, Economic Development Manager

The Board conducted their closed session after Agenda Item 3.

8. **Reconvene into open session and take any action on closed session items.**
9. **Receive reports from staff or Board Members about items of community interest.**
N/A
10. **Adjourn.**

Nate Pike adjourned the meeting at 6:11 p.m.

APPROVED:

A blue ink signature of Bruce Norwood, written in a cursive style, positioned above a horizontal line.

Bruce Norwood
President of CDC/EDC

ATTESTED:

A blue ink signature of Michelle Hawkins, written in a cursive style, positioned above a horizontal line.

Michelle Hawkins
Secretary of CDC/EDC